



10/20/08

PA0410 - PARCEL MASTER INQUIRY

14:28:53

PARCEL: RP D00000011400 A

F17=DD

TREND

LEGAL DESCRIPTION

ZANETTI BROTHERS INC

1400:MCKINLEY AVE. SHORT PLAT:

348990

LOT 3

ProVal Area Number 1

CODE AREA 4-0004 OWNER CD

PARC TYPE LOC CODE 1200

EFFDATE 1011980 EXPDATE

PREV PARCEL

PO BOX 928

OSBURN ID 83849

1020 MCKINLEY

CAT	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXMP	CB MRKT	OTHER
21	2005	390	AC	34122				
42	2005			136014				

TOTALS

390

170136

ENTER NEXT PARCEL NUMBER RP A

FKeys:

F2=TX

F3=Exit

F6=NM

F7=LG

F8=CT

F13=TM

F18=HS

F20=SrcH

422265

USEPA SF



1282788

WARRANTY DEED

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THIS INDENTURE, Made the 8 day of March, 2005 between, WILLIAM ZANETTI, by and through HERBERT J. ZANETTI, JR. his attorney in fact, the party of the first part, and ZANETTI BROTHERS, INC., whose address is: P.O. Box 948, Osburn, Idaho, 83849, the party of the second part.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, to him in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto said party of the second part, and to its successors and assigns forever the following described real property, to-wit:

Parcel 1: That certain parcel know as the Kellogg assay lab grounds described as follows:

Being a tract of land situated in the NE one-quarter of Section 1, T.48 N, R. 2E., B.M., Shoshone County, Idaho and described as parcel 2 in instrument number 3505038, records of Shoshone County, Idaho and more particularly described as follows:

Beginning at a point on the north right of way line of McKinley Avenue and using Bunker Hill survey system Meridian and coordinates from whence the East one-quarter corner of said section 1 bears S. 36° 14'37" E., 856.95 feet;

Thence on and along the northerly right of way of McKinley Avenue, N. 75° 19'58" W., 376.40 feet;

Thence, continuing on and along said right of way N. 74° 36'24" W., 97.71 feet;

Thence, due North, 115.63 feet;

Thence, North 65° W., 135.00 feet;

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Thence, North on and along the Bunker Hill W. 400 coordinate line 60.00 feet more or less to the southerly right of way of the U.P.R.R.;

Thence, along a curve left, radius equals 5729.58 feet arc length equals 533.53 feet the long chord bears S.73° 26' 45" E., 533.32 feet;

Thence, continuing on and along said U.P.R.R. right of way S.76° 06' 48" E., 236.10 feet;

Thence, S. 14° 14' 28" W., 21.20 feet;

Thence, No. 75° 35' 53", 36.00 feet;

Thence, S. 70° 57' 33" W., 58.70 feet;

Thence, N. 75° 27' 14" W., 34.00 feet;

Thence, S. 14° 14' 28" W., 127 feet

To the point of beginning and containing 2.286 acres more or less.

EXCEPT RESERVING unto the Bunker Hill Mining Company (U.S.) Inc. Its successor or assigns a fifty (50) foot wide road right of way, twenty-five (25) feet along each side of center line which originates at a point (N.10,405.96, E. 338.68) and running thence N. 14° 14' 20" E. approximately one hundred (100) feet to an exit point on the south boundary line of the U.P.R.R. Right of way.

Parcel 2: That certain parcel known as the Kellogg assay lab and described as follows:

A tract of land situated in the NE ¼ of Section 1, T48N, R2E, Boise Meridian, City of Kellogg, County of Shoshone, State of Idaho, more particularly described as follows:

Beginning at the SE corner of Lot 3 whence the West ¼ corner of Section 6 bears south 30 degrees 42 minutes 14 seconds East, 767.36' distant;

Thence North 14 degrees 14 minutes 28 seconds East, 161.00';

Thence North 75 degrees 35 minutes 53 seconds West, 36.00';

Thence South 70 degrees 57 minutes 33 seconds West, 58.70';

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Thence North 75 degrees 27 minutes 14 seconds West, 34.00';

Thence South 14 degrees 14 minutes 28 seconds West, 127.00';

Thence South 75 degrees 27 minutes 14 seconds West, 63.07';

Thence along a curve right, radius = 1088.37', the long chord bears South 73 degrees 58 minutes 56 seconds East, 56.03' to the point of beginning.

Parcel 3: That certain parcel known as the Antimony group consisting of the following:

The Big 3 and Pine lode patented mining claims and the Pine Mill Site patented mill site claim, designated as Mineral Surveys No. 3513 A and 3513 B, respectively, embracing a portion of Section 6, Township 48 North, Range 2 East, Boise Meridian, in the Yreka Mining District, Shoshone County, Idaho, the said claims being more particularly described in the official field notes and depicted on the official plat; but excluding and excepting from said claims all of that portion of ground within the SE $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{2}$ SE $\frac{1}{2}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 6, Township 48 north of Range 2 east.

The premises containing 35.299 acres in said Survey No. 3513 A and 4.061 acres in said Survey No. 3513 B, aggregating 39.360 acres.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the rents, issues and profits thereof including easements of record and view.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances, unto the said party of the second part, and to its successors and assigns forever. And the said party of the first part, and his heirs, shall and will warrant and by these presents forever defend the said premises in the quiet and peaceable possession of the said party of the second part and its successors and assigns, against all and every person and persons whomsoever lawfully claiming the same.

IN WITNESS WHEREOF, the said party of the first part has hereunto subscribed his name

the day and year first above written.

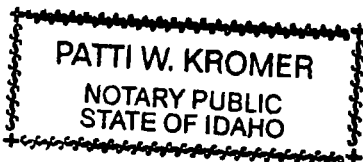
William Zanetti Herbert J. Zanetti Jr. POA
William Zanetti, Principal

Herbert J. Zanetti Jr.
Herbert J. Zanetti Jr., attorney in fact for William
Zanetti

STATE OF IDAHO)
) ss.
County of Shoshone)

On this 8th day of March, 2005, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared Herbert J. Zanetti, Jr., who, known or identified to me to be the person whose name is subscribed to the within instrument as the attorney in fact of William Zanetti, and acknowledged to me that he subscribed the name of William Zanetti thereto as principal, and his own name as attorney in fact.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.



Patti W. Kromer
Notary Public in and for the State of Idaho,
Residing at: Osbo, Idaho
My Commission Expires: 09/05/09

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RECORDED
at the request of
Mike Branstetter

Deeds in

Return to:
Mike Branstetter
Attorney at Law
PO Box 709
Wallace, ID 83873

Fee \$ 12.00

WARRANTY DEED - 4

2005 MAR 9 PM 4 34

RECORDED
SHOSHONE COUNTY DEEDS
BY Dan Zamboni